

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2804/442-450 ELIZABETH STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4909/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$520,000	27-Oct-25
3610/462 ELIZABETH STREET MELBOURNE VIC 3000	\$515,000	29-Nov-24
2709/81 A'BECKETT STREET MELBOURNE VIC 3000	\$525,000	16-Aug-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 April 2026



**4909/442-450 ELIZABETH STREET** Sold Price  
**MELBOURNE VIC 3000**

**\$520,000** Sold Date **27-Oct-25**

 2  1  1

Distance **0km**



**3610/462 ELIZABETH STREET** Sold Price  
**MELBOURNE VIC 3000**

Sold Price

**\$515,000** Sold Date **29-Nov-24**

 2  1  1

Distance **0.06km**



**2709/81 A'BECKETT STREET** Sold Price  
**MELBOURNE VIC 3000**

Sold Price

**\$525,000** Sold Date **16-Aug-25**

 2  1  1

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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